

NAVARRO COUNTY OFFICE OF PLANNING AND DEVELOPMENT

Stanley Young - Director
syoung@navarrocounty.org
601 N 13th St Suite 1
Corsicana, Texas 75110
903-875-3312 ph.
903-875-3314 fax

SUBDIVISION APPLICATION FORM

Please type or print information.

This form shall be completed by the applicant and submitted to the Navarro County Office of Planning and Development along with the required number of copies of the plat, review fee and all other required information prior to submittal to Commissioners Court.

Type of Plat Submittal: Preliminary Final Replat/Amendment

Proposed name of subdivision: **BOREN ADDITION**

Acreage of subdivision: **78.22** Number of proposed lots: **31**

Name of Owner: **NVD LAND COMPANY, LP**

Address: **PO BOX 325 CORSICANA, TEXAS 75151**

Phone number: **(903) 641-6387** Email: **nvd@me.com**

Surveyor: **SHALLOW CREEK LAND SURVEY CO.**

Address: **PO BOX 1212 CORSICANA, TEXAS 75151**

Phone number: **(903) 872-3202** Fax Number: _____

Email: **ericssamford@att.net**

Physical location of property: **INTERSECTION OF SW CR 2400 & SW CR 2410**

Legal Description of property: **M BOREN ABST. TRACTS 32, 33, 42A & 40**

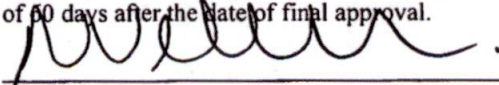
Intended use of lots (check all that apply):

Residential (single family) Residential (multi-family) Commercial/Industrial
 Other (please describe) _____

Property located within city ETJ?

Yes No If yes, name if city: _____

I understand that the approval of the final plat shall expire unless the plat is recorded in the office of the County Clerk within a period of 60 days after the date of final approval.


Signature of Owner

11/30/2020
Date

In lieu of representing this request myself as owner of the property, I hereby authorize the person designated below to act in the capacity as my agent for the application, processing, representation and/or presentation of this request.

Signature of Owner: _____ Date: _____

Signature of Authorized Representative: _____ Date: _____

1. A subdivision must be platted if a tract of land is to be divided into 2 or more tracts, any one of which is 10 acres or less or includes land dedicated to common use (easements, parks, roads, etc.)
2. This subdivision will contain: (check one)
 - a. _____ Public Street (any area, parcel, or strip of land (road) which provides vehicular access to adjacent property or land whether designated as a street, highway, freeway, thoroughfare, avenue, land boulevard, road, place, drive, or however otherwise designated and which is either dedicated or granted for public purposes or acquired for public use by prescription.)
 - b. Private road (a vehicular access way under perpetual private ownership and maintenance.)
3. In case of private roads in the subdivision, the following names have been proposed. Please note names cannot be a duplicate of any existing road names in the county.
 - a. BOREN ROAD, 0.48 mi.
 - b. _____, _____ mi.
 - c. _____, _____ mi.
 - d. _____, _____ mi.
4. Submit copies of the plat and any associated plans to the following persons 20 days prior to the date that the Planning and Zoning Commission or Commissioners Court is to grant approval or denial of said plat.
 - a. County Commissioner in who's Precinct the subdivision lies.
 - b. County 9-1-1 Coordinator
 - c. County Health Sanitarian or Tarrant Regional Water District representative
 - d. County Floodplain Administrator
 - e. All utility companies, i.e. water, electric, telephone.

THE FOLLOWING SHALL BE ATTACHED TO THIS APPLICATION:

1. A performance bond or irrevocable letter of credit must be issued to the County equal to the estimated cost of construction of the roads and shall remain in effect until the roads are completed in accordance with the Subdivision Regulations and accepted by the Commissioner.
2. Notarized Deed Restrictions or Restrictive Covenants
3. Road construction plans sealed by an Engineer licensed to practice in the State of Texas
4. Drainage plans
5. One Copy on reproducible Mylar 18"x24" for recording
6. Tax certificates, for final plat
7. Letters from utility companies indicating agreements for service
8. Funded service agreements, for final plat
9. Soil Survey and waste disposal plan, final plat

The plat shall include:

Bear the words "Preliminary Plat"/"Final Plat"/"Replat" whichever is applicable

Drawn to scale: No less than 1"= 100'

Proposed name of subdivision

Name of City, County, and State

Name, address, and phone number of subdivider

Name, address, and phone number of designer of plat

Scale, true and grid north points and date of preparation

Location sketch showing relationship to the surrounding area

Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road line, boundary line, block line and building line, whether curved or straight

An accurate boundary survey of the property which is being subdivided, noting the bearings and distances of the sides, same being referenced to original survey lines or established subdivision, showing the lines of all adjacent lands and properties, lines of adjacent streets, alleys and easements, noting width and names of each

Utility easement statement (attached)

Acreage on all lots (Residential 1(one) acre minimum lot size / Commercial 2 (two) acre minimum lot size).

For plats within 5,000 ft. of the Richland Chambers Lake:

An accurate survey of the 315 and 320 MSL contour line

The distances between the 315 and 320 MSL contour lines

The 2000 ft. jurisdictional line for Tarrant Regional Water District

Zoning district classification on land to be subdivided and on adjoining lands

FINAL PLAT OF THE BOREN ADDITION

STATE OF TEXAS
COUNTY OF NAVARRO: KNOW ALL MEN BY THESE PRESENTS

THAT, INDV LAND COMPANY, L.P., NICK VELDMAN MANAGING PARTNER IS THE SOLE OWNER OF THE PROPERTY HEREON SHOWN AS SHOWN BY DEED RECORDED AS DOCUMENT NO. 1033 874. THEREFORE, BE IT KNOWN, THAT THE AFORESAID, ADOPT THIS PLAT DESIGNATED AS THE FINAL PLAT OF THE BOREN ADDITION NAVARRO COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND THIS 22nd DAY OF JANUARY 2021

Nick Veldman
NICK VELDMAN, MANAGING PARTNER



STATE OF TEXAS
COUNTY OF NAVARRO

Before me the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared, Nick Veldman, known to me to be the persons whose names is subscribed the foregoing instrument, and acknowledged to me that they executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF JANUARY 2021

Caroline Sanford
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-23-2023

STATE OF TEXAS
COUNTY OF NAVARRO

Certificate of approval by the Commissioners Court of Navarro County Texas.

Approved this _____ day of _____ 2021

County Judge _____

Commissioner Precinct # 1 _____

Commissioner Precinct # 2 _____

Commissioner Precinct # 3 _____

Commissioner Precinct # 4 _____

STATE OF TEXAS
COUNTY OF NAVARRO

THAT I, COUNTY CLERK FOR THE COUNTY OF NAVARRO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT

WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 2021.

COUNTY CLERK _____

THIS PLATTED AREA MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR ON-SITE SEWAGE DISPOSAL, TO BE LICENSED BY NAVARRO COUNTY, TEXAS

THIS THE _____ DAY OF _____ 2021.

NAVARRO COUNTY AUTHORIZED REPRESENTATIVE
STANLEY YOUNG

PREPARED BY

THE J. ALLBRACHET SURVEY
ABSTRACT NO. 38

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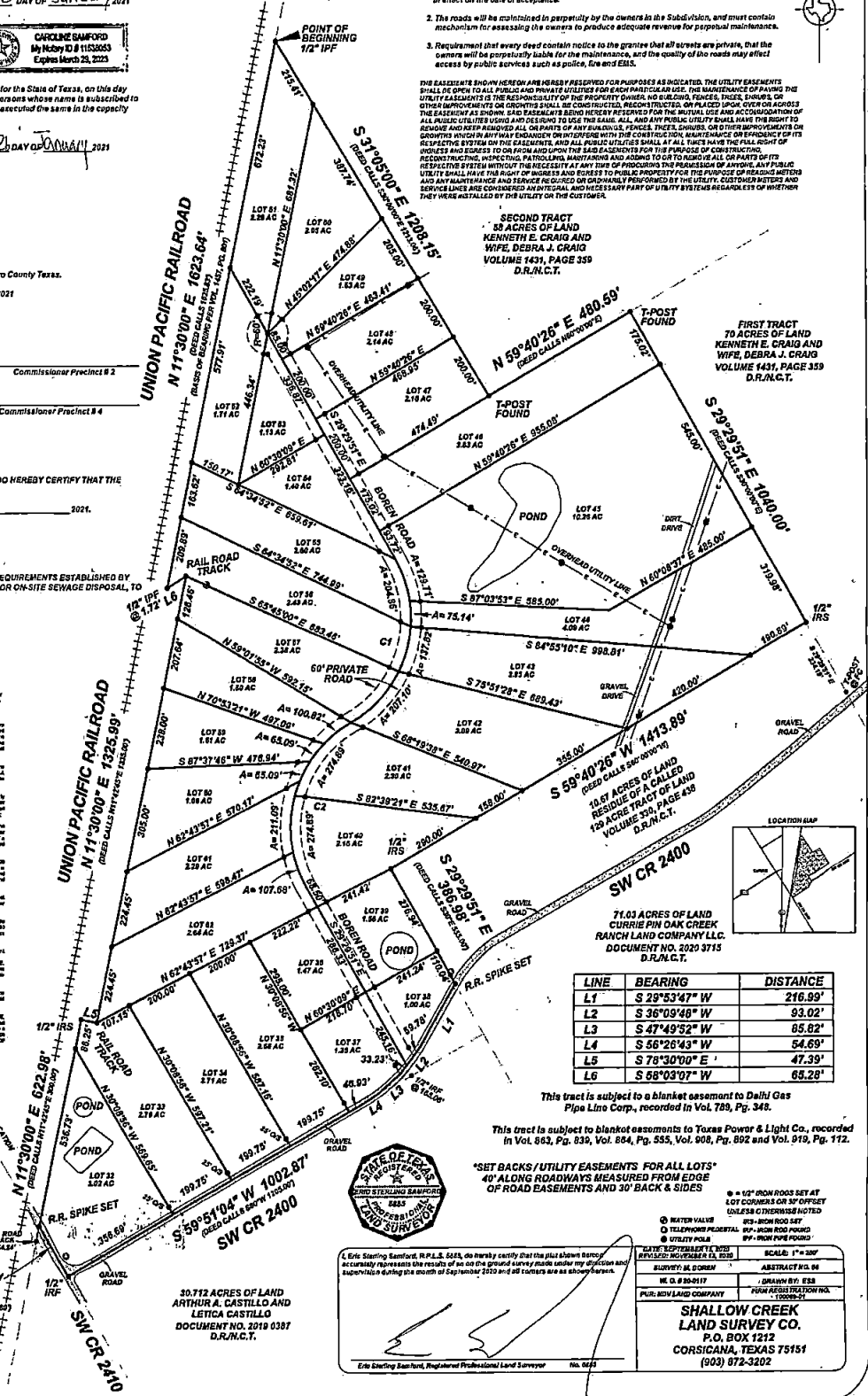
THE J. ALLBRACHET SURVEY
ABSTRACT NO. 38

A SUBDIVISION OF
78.22 ACRES OF LAND
IN THE M. BOREN SURVEY
ABSTRACT NO. 56
NAVARRO COUNTY, TEXAS

PRIVATE ROAD STATEMENT

- Navarro County will never accept or maintain the roads unless they meet the county standards in effect on the date of acceptance.
- The roads will be maintained in perpetuity by the owners in the Subdivision, and must contain mechanism for assessing the owners to produce adequate revenue for perpetual maintenance.
- Requirements that every deed contain notice to the grantee that all streets are private, that the owners will be perpetually liable for the maintenance, and the quality of the roads may affect access by public services such as police, fire and EMS.

THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR PURPOSES AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN TO ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF SAID UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR OBSTACLES SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON OR ACROSS THE EASEMENT AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES UNDER AND SUBJECT TO THE SAME. ALL ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTACLES WHICH IN ANY MANNER INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS OF THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND CARRYING TO GO TO REMOVE ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF BUSINESS AND ACCESS TO PUBLIC PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR OTHERWISE PERFORMED BY THE UTILITY. CUSTOMER METERS AND SERVICE LINES ARE CONSIDERED AN INTEGRAL AND NECESSARY PART OF A UTILITY SERVICE REGULATOR'S SYSTEM WHEN THEY ARE INSTALLED BY THE UTILITY OR THE CUSTOMER.



LINE	BEARING	DISTANCE
L1	S 29°53'47" W	216.99'
L2	S 36°09'46" W	93.02'
L3	S 47°49'52" W	85.82'
L4	S 56°28'43" W	54.69'
L5	S 78°30'00" E	47.39'
L6	S 58°03'07" W	65.28'

This tract is subject to a blanket easement to Dahi/Gas Pipe Line Corp., recorded in Vol. 785, Pg. 348.
This tract is subject to blanket easements to Texas Power & Light Co., recorded in Vol. 863, Pg. 832, Vol. 884, Pg. 555, Vol. 908, Pg. 802 and Vol. 919, Pg. 112.

"SET BACKS/UTILITY EASEMENTS FOR ALL LOTS"
40' ALONG ROADWAYS MEASURED FROM EDGE OF ROAD EASEMENTS AND 30' BACK & SIDES



Eric Sterling Sanford, R.P.L.S., 6624, do hereby certify that the plat above accurately represents the results of a plat of the ground survey made under my direction and supervision during the month of September 2020 and all contents are as shown hereon.

DATE OF SURVEY: 09/01/2020
APPROVED BY: [Signature]
SURVEY BY: E. SANFORD
SCALE: 1" = 200'
DRAWN BY: ESK
FOR: INDV LAND COMPANY
PROJECT: BOREN ADDITION
SHEET NO. 1 OF 1
ABSTRACT NO. 56

SHALLOW CREEK
LAND SURVEY CO.
P.O. BOX 1212
CORSIANA, TEXAS 75151
(903) 972-3202

C1
R= 350.65' L= 548.50'
A= 90°00'00"
CH= N 15°30'00" E 494.97'

C2
R= 350.65' L= 548.78'
A= 90°00'00"
CH= N 15°30'00" E 494.97'

N 30°08'56" W
168.58'
(DEED CALLS N30°08'56" W 168.58')

30.712 ACRES OF LAND
ARTHUR A. CASTILLO AND
LETICIA CASTILLO
DOCUMENT NO. 2019 0387
D.R.N.C.T.